



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: CORNISH - PORTICO

Street Location: 3 MEAD RD

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 102.03-1-34

RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit

Date: May 7, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 7, 2019.

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant shall submit a gross floor area worksheet and backup information for review.
- The site plan shall be revised to depict the location of the newly installed pool fence. In addition, the site plan should depict the removal of the existing 8' high fence sections and depict the replacement of those sections with 6' high fencing.
- The site plan shall be revised to depict the Mead Road frontage as the front lot line. Other lot lines and setbacks shall be revised accordingly. It is noted that the side yard fronting Round Hill Road requires a front yard setback pursuant to Section 355-15.I of the Town Code.
- The gross land coverage calculations worksheet shall be revised to depict that the house is setback 36.3 feet beyond the minimum required front yard setback (50 feet). The worksheet shall be updated and revised.
- The existing amount of gross land coverage is 16,170 square feet where 13,636.88 square feet is permitted. After the removal of the walkway to the tennis court, 16,141 square feet will be on the lot. The Building Department will need to determine whether the new gross land coverage would require the issuance of a gross land coverage variance from the Zoning Board of Appeals.
- The submitted backup data (graphical backup totals 15,986 square feet) does not appear to coincide with the adjacent chart and worksheet. The Applicant shall coordinate all documentation.
- Provide construction details for all new sidewalk and walkways.

- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Include erosion control measures on the plan, including silt fence shown downgrade of all disturbance. Provide details.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning